

THE UNDERSIGNED hereby acknowledges this date to have purchased

from James McSherry, Trustee, all that parcel and tract of real estate situate, lying and being in Woodsboro, Frederick County, Maryland, together with the improvements thereon, and being the same real estate described in the annexed advertisement of sale, at and for the sum of

\$8,275.00.00, of which amount a deposit of \$827.50 has this date been paid, and hereby agrees to comply with the terms of sale as set forth in the annexed advertisement of sale.

DATED: January 10th, 1959.

WOODSBORO SAVINGS BANK OF FREDERICK COUNTY, MARYLAND

BY: *Gar L. Catlett*
President

I hereby acknowledge to have received the deposit referred to above.

James McSherry
Trustee

**TRUSTEE'S SALE
OF
VALUABLE IMPROVED FEE SIMPLE
REAL PROPERTY**

Under and by virtue of the power and authority contained in a certain mortgage from Roy S. Smith and Irene M. Smith, his wife, to Woodsboro Savings Bank of Frederick County, Maryland, dated the 3rd day of July, 1952, and recorded among the Land Records of Frederick County in Liber 497, folio 399, default having occurred in the payment of the indebtedness thereby secured, and at the request of the party secured thereby, the undersigned, being one of the Trustees named in said mortgage for the purpose of foreclosure, in the event of such default, will offer for sale at public auction at the Court House door in Frederick City, Maryland, on

SATURDAY, JANUARY 10th, 1959, at 10:30 o'clock A. M.

all that lot or parcel of ground known and designated as Lot No. 4, situate, lying and being in Woodsboro District, Frederick County, Maryland, and more particularly described as follows:

BEGINNING for Lot No. 4 at an iron pin driven on the east edge of the road leading from Woodsboro to Libertytown 218.0 feet short of the end of the second line of the whole parcel and running thence (1) N. 58 1/2° E., 210.35 feet to an iron pin on the fourth line of the whole parcel; thence with it, (2) S. 34 1/2° E., 72.1 feet to an iron pin; thence by a line of division, (3) S. 58 1/2° W., 213.8 feet to an iron pin on the east edge of the road and 288.0 feet short of the end of the second line of the whole parcel; thence with it, (4) N. 31 1/2° W., 72.0 feet to the beginning and containing 15,278 sq. ft. of land, subject, however, to the right of the owners of the adjoining premises known and described as Lot No. 3 to the use in common with the grantees herein, their heirs and assigns, of a well pit situated between Lots Nos. 3 and 4.

Being a part of all that ground conveyed to Henry R. Crum and Jane R. Crum, his wife, by deed dated September 15, 1951 by Harry C. Dorcus and his wife, by deed recorded in Liber 510 folio 234, one of the Land Records of Frederick County, and being the same real estate conveyed by Henry R. Crum and Jane R. Crum, his wife, unto Roy S. Smith and Irene M. Smith, his wife, by deed dated the 3rd day of July, 1952, and recorded among the Land Records of Frederick County in Liber 504, Folio 17.

The property is further subject to the owners, their heirs and assigns, maintaining a chicken proof fencing on the lot involved.

The property is improved with a 1-story frame family bungalow, containing four rooms (2 bed rooms); bath; composition-clad roof; concrete block foundation; cemented basement; Oak floors; hot air oil fired heat; gutters and drain spouts. Well-water; electric pump, electricity and septic tank connected. Walks installed.

TERMS OF SALE: A cash deposit of ten per cent will be required of the purchaser or purchasers at the time and place of sale, balance of purchase price upon final ratification of sale by the Circuit Court of Frederick County. All conveyancing, recording, stamp taxes, etc., to be at the expense of the purchaser or purchasers. Taxes to be adjusted to day of sale.

JAMES McSHERRY, Trustee
J. Vernon Summers and
Jas. McSherry, Solicitors
Null and Null, Auctioneers

JAMES McSHERRY
ATTORNEY AT LAW
FREDERICK, MARYLAND

Filed January 15, 1959